



EDENHALL DRIVE
FLIXTON

OFFERS OVER

£350,000

 3 BEDROOMS

 1 BATHROOM

 1 RECEPTION

 EPC GRADE:- B



VITALSPACE
INDEPENDENT ESTATE AGENTS

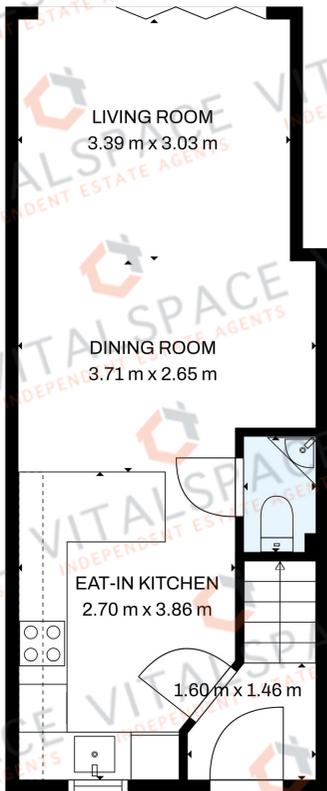


Edenhall Drive, Flixton, M41 8AG

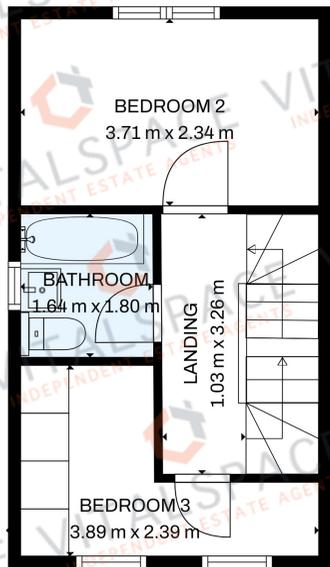
****VIDEO TOUR**** - VITALSPACE ESTATE AGENTS are delighted to offer for sale this exceptional, beautifully extended THREE BEDROOM townhouse, discreetly positioned on the highly desirable Edenhall Drive in Flixton. Arranged over three impeccably presented floors measuring circa 74 Sqm / 796 Sqft, this property delivers refined, contemporary living with a thoughtfully designed extension that creates an expansive and light filled open plan ground floor, perfectly suited to modern lifestyles and sophisticated entertaining. Set within a peaceful cul-de-sac, the home enjoys a prime residential setting while remaining conveniently close to a selection of shops, popular eateries, excellent transport connections and highly regarded schools. In brief, the attractive accommodation comprises; a welcoming entrance hall leading into a stunning open plan kitchen which flows seamlessly into a dining and living space, complemented by a stylish ground floor WC. The first floor hosts two elegantly proportioned bedrooms alongside a sleek, three piece family bathroom with a shower over bath combination. Occupying the entire second floor is a luxurious principal bedroom suite, providing a private sanctuary with an air of exclusivity. Externally, this property continues to impress with a charming front garden and two allocated parking spaces. To the rear lies a beautifully maintained, low maintenance garden, featuring an artificial lawn and a refined paved terrace, perfect for alfresco dining and relaxed outdoor living. Located close to a range of popular amenities including the library, a medical centre, Sainsbury's Local convenience store and is on the major bus route. Contact VitalSpace Estate Agents for further information or to arrange an internal inspection.



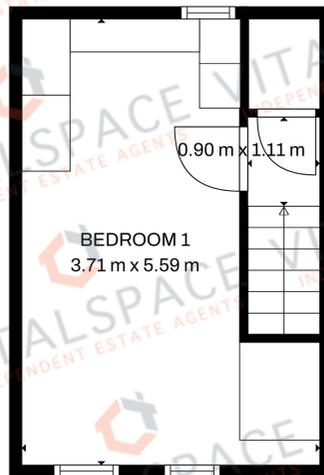




GROUND FLOOR



1ST FLOOR



2ND FLOOR

Features

- Three bedrooms
- Modern end townhouse
- Refined contemporary living
- Open plan dining kitchen
- Landscaped rear garden
- Two parking spaces
- Quiet cul de sac
- 74 Sqm / 796 Sq ft
- Arranged over three floors
- Downstairs WC

Frequently Asked Questions

How long have you owned the property for? 8 years

When was the roof last replaced? When built - 8 years ago

How old is the boiler and when was it last inspected? Gas central heating - regularly serviced

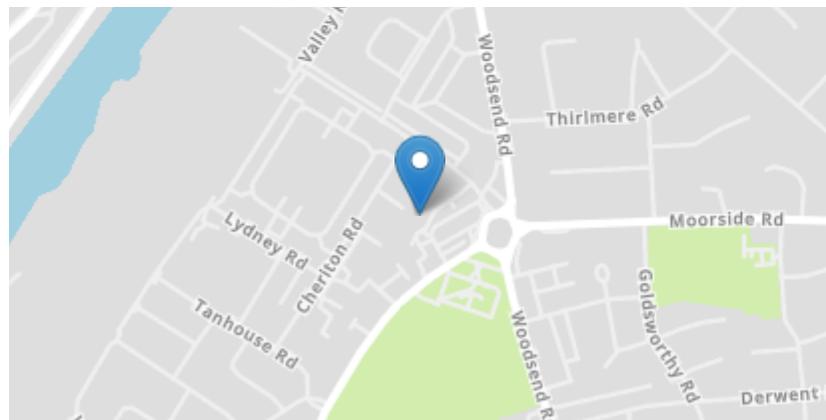
When was the property last rewired? Not since built

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? Yes, ground floor to rear

Reasons for sale of property? Upsize

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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